Development Management - Delegated Officer Report

Application Number: AWDM/1357/22 Recommendation – APPROVE

Site: 45 South Street, Lancing, BN15 8AN

Proposal: Installation of 2no. new Climate Control Condenser Units to the rear of the property

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

This application relates to a detached building with a chemist shop at ground floor and a flat over. To the rear is a timber yard in the ownership of the site but let out separately. South and to the rear are residential premises. North is retail with residential over.

The site is within Lancing Town Centre, in a secondary shopping frontage and Block 4.
The site is not in a conservation area and is not listed.

Proposal:

This application seeks planning permission to provide 2no. Climate Control Condenser Units affixed to the external rear elevation (east), at ground floor level.

Representations: Lancing Parish Council: No objection

Relevant History: AWDM/0735/19 - Installation of 2no. air conditioning units to rear (east) elevation for Paydens Pharmacy - approved

Consultations:

Environmental Health Public Health: No comments

Environmental Health Private Sector Housing: No comment

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 15, 34
National Planning Policy Framework 2021

Planning Assessment

Principle:

The principle of development can be supported as it upgrades a shop with the town centre. For consideration is the impact of the proposals on the appearance of the area and noise to neighbours.

Visual & Residential Amenity:

The 2no. units will be sited on the rear (west) wall, and will be no higher than 1.8m above the lower natural ground level. The will not, thereby be visually intrusive in the street scene or by any neighbouring properties.

The units will assist in the climate control of the dispensary, which is essential for the pharmaceuticals contained within the room.

There have been no objections received from neighbouring properties or consultees.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 14.10.2022

Authorised by: Peter Barnett Date: 14 October 2022